

ARTICLE 20

REAR YARDS

;SECTION 20-1. **Rear Yard Requirements.** Except as otherwise provided in this Article, where a minimum depth of rear yard is specified in this code, so much of every lot within the district, and devoted to the use, specified, as lies between the rear lot line and a line inside the lot parallel to, and such minimum depth from, the rear lot line is hereby required as a rear yard within which no structure shall be erected.

(;As amended on April 27, 1990)

SECTION 20-2. **Accessory Buildings.** Accessory buildings may be erected in a rear yard; provided that no such building is more than fifteen feet in height or nearer than four feet to any side lot line; and provided further, that in a S, R or H district the accessory buildings in any one rear yard shall not occupy in the aggregate a greater percentage of such rear yard than that specified in Table B of Section 13-1.

SECTION 20-3. **Projections into Rear Yards.** Projections allowed by Section 19-1 into side yards may project the same distance into rear yards but in no case within ten feet of a rear lot line or within eight feet of an accessory building.

;SECTION 20-4. **Rear Yards in H Districts.** In an H district, other than an H-3-65 district, a lot with no side yard shall have a rear yard at least thirty feet deep; and a lot with side yards conforming to Section 19-4 need not have a rear yard deeper than twenty feet.

(;As amended on October 31, 1980)

;SECTION 20-5. **Rear Yards in L, B, M, I, MER, W, WM, and WS Districts.** If a rear lot line in an L, B, M, I, MER, W, WM, or WS district abuts a S, R or H district, such lot shall have a rear yard ten feet deeper than the minimum depth of rear yard specified in this code; provided that such lot need not have a rear yard deeper than twenty feet. See also Section 22-2A.

(;As amended on February 14, 1979, August 30, 1988, and April 27, 1990)

SECTION 20-6. **Rear Wall of Building Not Parallel to Rear Lot Line.** If the rear wall of a building is not parallel to the rear lot line and the rear lot line is not also a street line, but the average distance between such wall and such lot line is no less than the minimum rear yard depth otherwise required by this Article, and the distance between such wall and such lot line is at no point less

than three fourths of the minimum rear yard depth so otherwise required, the requirements of this Article shall be deemed to be met.

;SECTION 20-7. **Rear Yards of Through Lots.** The front yard requirements of this code, and not the rear yard requirement of this Article, shall apply to that part of a rear yard which is also a street line except in the case of a rear yard which abuts a street less than twenty feet in width.

(;As amended on April 14, 1967, and July 9, 1973)

SECTION 20-8. **Rear Yards of Certain Shallow Lots.** For each full foot by which a lot existing at the time this code takes effect is less than one hundred feet deep, six inches shall be deducted from the depth otherwise required by this Article for the rear yard thereof; provided that in no event shall the rear yard of any such lot be less than ten feet deep.